

# LINCOLNIA PLANNING DISTRICT STUDY

## MEETING SUMMARY

MAY  
22

Task Force Meeting Tuesday, May 22, 2018  
Holmes Middle School - Cafeteria

7:00 pm

### Task Force Introductions

- Daren Shumate, Chair
- Rita Zimmerman
- Alan Ackerman
- Nazir Bhagat
- Debbie Gerald
- Matt Lyttle
- Kathy King
- Fred Cornett

Approved with  
[modification](#)  
July 10, 2018

### Open Comment Period

New community member highlighted the area's convenient public transit.

### Meeting Summary

Staff answered questions regarding the study timeline and next steps. August 7<sup>th</sup> was identified as the tentative date for developing a land use scenario. While the land use scenario is being tested, task force will discuss details of sub-unit recommendations. The study is scheduled to conclude in Spring 2019 with public hearings before the Planning Commission and Board of Supervisors.

Staff and task force will review the recommendations for plan amendments outside of the Lincolnia CBC in Fall 2018 – after land use recommendations are constructed for the CBC.

Task Force requested and staff agreed to forward tentative schedule, including future meeting dates and topics. Staff notes that meeting dates and topics are subject to change based on future discussions.

Task Force discussed whether the Lincolnia Senior Center should be considered transitional space. Suggestion made to characterize the area as minimum. Concerned raised over losing the Lincolnia Senior Center and the support for senior housing. Suggested that language could be added to retain the existing use and enhance the open space as public amenity.

Properties along Lincoln St. [Ave.](#) within the Lincolnia CBC (currently considered an area of minimum change) should be changed to transitional area. Concern raised that the minimum change designation separates the opportunity areas in the eastern portion of the CBC from the transitional areas to the west. Comp Plan text should include language that encourages a minimum assemblage for the properties along Lincoln St. [Ave.](#)

Staff shared information comparing Form-based Planning vs. Floor Area Ratio (F.A.R.). General support expressed for Form-based approach to land use recommendations in the Lincolnia CBC. Staff suggested following a similar Form-based path taken in other CBCs that would make recommendations based on form while including maximum development potential.

#### Additional Items

Task Force member Debbie Gerald shared that her mother Jill Gerald will give a presentation on the History of Lincolnia at the Lincolnia Senior Center, Thursday May 31, 2018.

The next task force meeting will include a presentation of five transportation alternatives. The task force will be asked to select two alternatives for testing and further analysis.

Meeting Concluded 9:00 pm